



To: Mithila Chakraborty, Ph.D., Department of Housing
From: Jordan DiDomenico
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Date: 9/9/2024

Subject: Scoping for 1600 New Britain Avenue, an apartment complex in Farmington

The Department of Energy and Environmental Protection (DEEP) has received the Notice of Scoping for the development of housing located at 1600 New Britain Avenue in Farmington. The construction will include 90 apartments across 8 buildings. 1600 New Britain Avenue was previously a part of the adjacent parcel, which is now known as 1690 New Britain Avenue. The only improvements on 1600 New Britain Avenue have been minor improvements associated with the adjacent office use at 1690 New Britain Avenue. The total development area will include 9.09 acres.

The following comments are submitted in response to the scoping requirements of the [Connecticut Environmental Policy Act](#). Scoping is the gathering and analysis of information that a state agency will use to establish the scope of environmental review of a proposed project. Scoping is done in the early planning stages of a project and DEEP is a commenting agency. Contact information is included as well as any necessary links to DEEP's webpages.

1. Effect on water quality, including surface water and groundwater.

*Melissa Fahnestock, Water Planning and Management Division,
Melissa.Fahnestock@ct.gov:*

The proposed construction site is not located in an [Aquifer Protection Area](#) nor is it located in a parcel prioritized for source water protection as shown on the [Parcel Prioritization for Source Water Protection Viewer](#), indicating that the property is not in a surface water or groundwater protection area. However, the site is located in an area of coarse-grained deposits with a thickness of 50-200 feet per the [CT Surficial Aquifer Potential Map](#). Coarse-grained deposits of thickness greater than 50 feet are considered to have the greatest long term potential ground water yields and should be considered a future source area that should be protected. To ensure protection of this future groundwater source, it is recommended that the construction company implement Best Management Practices (BMPs) from the [Connecticut's Aquifer](#)

[Protection Area Program Municipal Manual](#) entitled “BMPs for Temporary Construction Operations in Aquifer Protection Areas”. This can be found in [Section 14.4.8 of the Appendices of Connecticut’s Aquifer Protection Area Program Municipal Manual](#).

Melissa Mostowy, Water Planning and Management Division,
Melissa.Mostowy@ct.gov:

Most of the Town of Farmington (including the project site) is within the Connecticut Water Company’s (CWC) Unionville System service area. It is unlikely that new sources for drinking water will need to be developed to serve the needs of the proposed project. Regardless of the public water supply availability, it is unlikely that the proposed demand will cause the system to exceed the usage of 50,000 gallons per day (the jurisdictional threshold for DEEP’s Diversion Program).

Emma Coffey, Water Planning and Management Division, Emma.Coffey@ct.gov:

The proposed development lies between Shade Swamp (to the east) and Scott Swamp Brook Tributary (to the west). Shade Swamp abuts the Pequabuck River, which has a [Total Maximum Daily Load](#) (TMDL) for *Escherichia coli* (E. coli) bacteria. The TMDL indicates urban stormwater runoff as a nonpoint source of bacteria in the Pequabuck River. The [Pequabuck Watershed Based Plan](#) states “sources of pathogens in urban waters are numerous and often difficult to track but are often common in stormwater”. To reduce further impairment of this waterbody, DEEP recommends incorporating the Pequabuck Watershed Based Plan’s BMPs including Green Infrastructure and/or Low Impact Development throughout the development to reduce the impact of polluted stormwater from reaching receiving surface waters (see the BMP section starting on page 76 of the Pequabuck Watershed Based Plan). To minimize the water quality impacts of the development, proper management measures for stormwater and sediment should be taken.

2. Effect on flooding, in-stream flows, erosion, or sedimentation.

Susan Jacobson, Land and Water Resources Division, Susan.Jacobson@ct.gov:

If proposed activities are being funded or conducted by a state agency AND are being conducted within a FEMA designated floodplain, the applicant should consult with the DEEP’s Land and Water Resources Division for information on how to comply with the States Flood Management Statutes and Regulations. For information on identifying if the site is in a flood zone, please see FEMA’s website: [FEMA Flood Map Service Center](#). For information on Flood Management Certification, please see DEEP’s website: [Flood Management Certification Fact Sheet](#).

3. Effect on natural communities and upon critical plant and animal species and their habitat; interference with the movement of any resident or migratory fish or wildlife species.

Robin Blum, NDDB Program, Wildlife Division, Robin.Blum@ct.gov:

The project site is in a Natural Diversity Data Base (NDDB) area and if state permits or funding are utilized, an NDDB review will be required. Please note that comments from the NDDB Program are limited to plant and wildlife species that are listed as endangered, threatened, or special concern, and do not include non-listed plant and wildlife species.

4. Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to cause unreasonable adverse effects on the environment.

Ryan Mowrey, Remediation Division, Ryan.Mowrey@ct.gov:

The project site is adjacent to a remediation site, located at 1690 New Britain Avenue. It is also across the street from another remediation site, located at 1547 New Britain Avenue. Both 1690 New Britain Avenue and 1547 New Britain Avenue had environmental releases, which were remediated to comply with DEEP's Remediation Standard Regulations (RSRs). DEEP's Remediation Division has reviewed the remediation of both properties (through the verification process) and does not see any potential issues for the proposed project located at 1600 New Britain Avenue.

It shall be noted that some of the remediation that historically took place on the 1690 New Britain Avenue property may be located on what is now the project site (1600 New Britain Avenue), as the sponsoring agency stated that this used to be one parcel. According to DEEP's Remediation Division, there was one Area of Concern (AOC) that was potentially on the 1600 New Britain Avenue parcel that was identified during the 1690 New Britain Avenue investigation. The AOC included metal ingots that were used to support tables at an old baseball field. The metal ingots were removed, and a minor release of metals was detected. All concentrations were below RSRs, and the investigation of the AOC ended in 2006. Based on the mapping provided by sponsoring agency (which does not outline the project site), and on the Town of Farmington's GIS map (which does not yet acknowledge 1600 New Britain Avenue as a separate parcel), it cannot yet be determined positively what remediation (if any) took place on the project site.

5. A substantial increase in the type or rate of energy use as a direct or indirect result of the action.

No comments submitted at this time.

6. Effect on air quality.

No comments submitted at this time.

7. Effect on existing land resources and landscapes, including coastal and inland wetlands.

Danielle Missell, Land and Water Resources Division, Danielle.Missell@ct.gov:

The site boundary was not provided by the sponsoring agency, nor were wetland delineations. Aerial photography did not show any obvious wetlands. If any inland wetlands are found the Town of Farmington's wetland agency should be contacted. If any federal wetlands are found DEEP's Land and Water Resource Division should be contacted for guidance and permitting information.

8. Adequacy of existing or proposed utilities and infrastructure.

No comments submitted at this time.

9. Effect on greenhouse gas emissions as a direct or indirect result of the action.

No comments submitted at this time.

10. Effect of a changing climate on the action, including any resiliency measures incorporated into the action.

No comments submitted at this time.

11. Additional Comments/ Concerns:

No comments submitted at this time.

List of permits:

Federal Section 404 Clean Water Act, Inland, Water Quality Certification (WQC)

Required for this project.

Based on the information provided, it cannot be determined if fill is proposed in Waters of the U.S. A state and federal wetland delineation will be required if fill is proposed in Waters of the U.S. Wetlands and Watercourses should be clearly field delineated by a qualified soil scientist. If work is being proposed in a wetland or watercourse (crossings, fill, structures, culverts etc.), contact the [Army Corps of Engineers](#) to determine if it is within their jurisdiction.

Not required.

State 401 Water Quality Permit

Required. (if a federal 404 WQC is required, a state 401 is also required because the programs are tied together)

Based on the information provided, it cannot be determined if fill is proposed in Waters of the U.S. A state and federal wetland delineation will be required if fill is proposed in Waters of the U.S. For a pre-application meeting, contact: Susan.jacobson@ct.gov

Not required.

General Permit for Stormwater and Dewatering Wastewaters from Construction Activities (Construction Stormwater GP). Note: Without detailed plans, several options might be checked, please review these options to determine which is applicable for the project.

If between one and five acres of disturbance and approved at the local level, not required to register with DEEP.

If five or more acres of disturbance and approved at the local level, must complete registration form and Stormwater Pollution Control Plan to DEEP at least 60 days prior to the initiation of construction. Registrations shall include a certification by the Qualified Professional who designed the project and a certification by a Qualified Professional or regional Conservation District who reviewed the SWPCP and deemed it consistent with the requirements of the general permit. In addition to measures such as erosion and sediment controls and post-construction stormwater management, the SWPCP must include a schedule for plan implementation and routine inspections. For further information, contact the division at 860-424-3025 or DEEP.StormwaterStaff@ct.gov

Projects exempt from local permitting (conducted by government authorities) disturbing over one acre must submit a registration form and Stormwater Pollution Control Plan to DEEP at least 60-90 days, as identified by the permit, prior to initiating construction.

The Construction Stormwater General Permit registrations must be filed electronically through [DEEP's ezFile Portal](#). Additional information can be found online at: [Construction Stormwater GP](#).

Thank you for the opportunity to review this project. These comments are based on the reviews provided by relevant staff and offices within DEEP during the designated comment period. They may not represent all applicable programs within DEEP. Feel free to contact me if you have any questions concerning these comments.

cc: Eric Hammerling, Office Director, DEEP/ERSI